

IMPORTANT NOTICE TO APPLICANT:

Make check for the total Processing Fee Payable to: MIAMI-DADE COUNTY

FOR OFFICIAL USE ONLY:

Agenda Date: 4-1-16

Tentative No.: T- 23777-1-NEW

Received Date: 3-22-16

FEEs:

D.R.E.R.-----	\$1,872.00
Plus \$10.90 per site in excess of 6 sites-----	\$0.00
D.R.E.R enviromental-----	\$210.00
PRINT	\$2,082.00

Concurrency Review Fee (*6.00% of Sub-Total) --- \$124.92 *Not applicable within Municipalities

AMOUNT FOR TENTATIVE OUTSIDE MUNICIPALITIES=> \$2,206.92 <====AMOUNT FOR TENTATIVE WITHIN UNINCORPORATED MIAMI-DADE COUNTY

APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT

Municipality: HOMESTEAD Sec.: 9 Twp.: 57 S. Rge.: 39 E. / Sec.: ____ Twp.: ____ S. Rge.: ____ E.

1. Name of Proposed Subdivision: SLEEP I

2. Owner's Name: WILLIAMS AGRICULTURAL ENTERPRISES, LTD & LBOTA, LLC Phone: 386-590-9015

Address: 59 NE 15 STREET City: HOMESTEAD State: FL Zip Code: 33030

Owner's Email Address: FLPOTATO@PRODIGY.NET

3. Surveyor's Name: MAKOWSKI & WRIGHT, INC. Phone: 305 247-1356

Address: 27 NW 13 STREET City: HOMESTEAD State: FL Zip Code: 33030

Surveyor's Email Address: makowskisurv@aol.com

4. Folio No(s): 10-7909-000-0240 / 10-7909-000-0242 / _____ / _____

5. Legal Description of Parent Tract: A PORTION OF THE SOUTH 1/2, SEC 9-57-39 (SEE ATTACHED DESCRIPTION)

6. Street boundaries: SW 309 ST. & SW 152 AVE, WLY OF HEFT

7. Present Zoning: B-1 Zoning Hearing No.: ORD 2012-04-04

8. Proposed use of Property:

HOTEL
Single Family Res.(____ Units), Duplex(____ Units), Apartments(128 Units), Industrial/Warehouse(____ Square .Ft.),
Business(52,775 Sq. Ft.), Office(____ Sq. Ft.), Restaurant(____ Sq. Ft. & No. Seats ____), Other (____ Sq. Ft. & No. of Units ____)

NOTE: Attach list of all plat restrictions zoning conditions or any other declarations, restrictions, covenants that might affect this Tentative Plat.

I HEREBY CERTIFY that I am the owner of the parcel(s) described in Item 5 and that the information contained in this application is true and correct to the best of my knowledge and belief. If applicable, attached is a list of all the restrictions/restrictive covenants and declarations in favor of Miami-Dade County. Attached is a copy of the recorded deed showing my acquisition of this land. In addition, I agree to furnish additional items as may be necessary such as abstract or opinion of title to determine accurate ownership information.

Furthermore, I am aware that the use of a public water supply and/or public sewer system may be required for this development. If so required, I recognize that engineering drawings for the extension of these utilities must be approved by the appropriate utility entity and by D.R.E.R. prior to the approval of the final plat.

Pursuant to Florida Statutes 837.06, whoever knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his or her duty shall be guilty of a misdemeanor of the second degree, punishable as provided in FS. 775.082 or FS. 775.083. LBOTA, LLC

STATE OF FLORIDA)

SS:

COUNTY OF MIAMI-DADE)

Signature of Owner: [Signature]

(Print name & Title here): Timothy W. Williams, Auth. Member

BEFORE ME, personally appeared Timothy W. Williams this 17 day of March 2016 A.D. and (he/she) acknowledged to and before me that (he/she) executed the same for the purposes therein. Personally known X or produce as identification and who did (not) take an oath.

WITNESS my hand and seal in the County and State last aforesaid this 17 day of March, 2016 A.D.

BARBARA ANN BARRIENTOS
Notary Public - State of Florida
My Comm. Expires Mar 31, 2018
Commission # FF 108041

Signature of Notary Public: [Signature]

(Print, Type name here: _____)

(NOTARY SEAL)

(Commission Expires)

(Commission Number)

Note: The reverse side of this sheet may be used for a statement of additional items you may wish considered.

*Thomas L. Cox

TENTATIVE PLAT T-23777-1-NEW
SLEEP I
SEC. 9, TWP. 57 S, RGE. 39 E DISTRICT 8
ZONING: B-1 HOMESTEAD

GRAPHIC SCALE
SCALE 1"=40'

LEGAL DESCRIPTION

Parcel 2

A portion of the South1/2 of the South1/2 of Section 9, Township 57 South, Range 39 East, Miami-Dade County, Florida, being more particularly described as follows;

Commence at the Northeast corner of the South1/2 of the SW1/4 of said Section 9; thence run N88°40'26"E along the North line of the South1/2 of the SE1/4 of said Section 9 for 35.00 feet to the Point of Beginning; thence S01°51'58"E for 19.91 feet to a point of curvature of a circular curve, concave to the Northwest; thence run Southwesterly along the arc of said curve, with a radius of 600.00 feet and a central angle of 59°45'03" an arc distance of 625.71 feet to a point; thence run N62°02'34"E, non-tangent to the last described curve, for 140.76 feet to a point of intersection with the Southerly prolongation of the West line of Block 6 of CASEIL HEIGHTS SECTION TWO, according to the plat thereof, as recorded in Plat Book 94 at Page 81 of the Public Records of Miami-Dade County, Florida; thence run N05°41'42"W, along the last described line, also being the limited access right of way line for State Road No. 821, for 344.44 feet to the Southwest corner of said Block 6, said corner also being on the North line of the South1/2 of the SE1/4 of said Section 9; thence run S88°40'26"W along the last described line for 75.11 feet to the Point of Beginning.

City of Homestead B-1 Zoning
The site was zoned under City Ord. No. 2012-04-04
recorded in ORB 28128, PG 393 and Ord. No. 2012-04-05
recorded in ORB 28138, PG 2213
Setbacks (per code)
Front = 20' minimum for Retail/Commercial use
Side = 0' Rear = 20' minimum
Side & Rear abutting a residential zone = 10' minimum
Height = the lesser of 6 stories or 70'

Tree Legend
RP = Royal Poincianna
F = Ficus

Name Andrew Twetan

Telephone number (239) 260-5068

Fax number None

e-mail address andrew@cgunlimited.com

ZONING: B-1, City of Homestead
Ordinance No. 2012-04-04
Single Family Attached Units- 0
Single Family Detached Units- 0
Multi-Family Units: 0
Total Acreage: 3.453

[illegible]

SLEEP I

TENTATIVE PLAT NO. 23777-1

Sec. 9

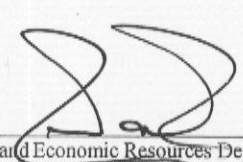
Twp. 57

Rge. 39

Municipality: HOMESTEAD

Zoned: B-1

RECOMMENDS
APPROVAL

4-8-16 
Date, Regulatory and Economic Resources Dept. (Platting)

RECOMMENDS
APPROVAL

4-8-16 
Date, Regulatory and Economic Resources Dept. (Zoning)

- ☒ Recommends approval subject to the City of Homestead requirements and the requirements checked below:
- ☒ Concurrence approval by the Municipality is required prior to final plat review and prior to the issuance of a building permit. Municipality concurrence review to include all City, State and County roads.
- ☒ The Tentative Plat recommended approval is valid for 9 months from the date indicated above, but will not exceed concurrence expiration date. Tentative recommended approval does not necessarily guarantee final plat approval.
- ☒ Tentative Plat valid until January 8, 2017
Note: The Plat Committee must officially review the Extension of Time request prior to the expiration of the Tentative Plat. Application request must be submitted at least ten (10) days prior to said Plat Committee meeting.
- ☒ No road, sidewalks or drainage facilities within unincorporated Miami Dade County or on County maintained rights-of-ways are to be constructed or installed without prior knowledge, approval and complete progressive inspection by the Department of Transportation and Public Works. Construction or installation of these facilities does not guarantee acceptance by the County unless final plat is approved and recorded.
- ☒ Final approval and recording subject to the Department of Regulatory and Economic Resources (Environmental Resources Management) and the Florida Department of Health approval on sewage disposal facilities and water supply.
- ☒ Site to be filled to County Flood Criteria Elevation of 5.3 N.G.V.D. or to an elevation not less than the approved crown of the road fronting the property. Cutting of existing grade is not permitted below the established base flood elevation of the F.I.R.M. for Miami Dade County Florida Community # 125098.
- ☒ Property owner/ Developer must provide the needed improvements within the right-of-way.
- ☒ For the removal of any tree a permit is required.
- ☒ Florida Department of Transportation approval required prior to final plat review. See attached FDOT memorandum for additional concerns and requirements. Contact Cristina Kinman at (305) 470-5489 for details.
- ☒ Decorative wall plan required. Rear lot lines of all double frontage lots are to be shown as a limited access line on the final plat.

- ☒ See the attached Department of Regulatory and Economic Resources (Environmental Resources Management) memorandum for environmental concerns and requirements.
- ☒ School Board approval required prior to final plat review.
- ☒ MDWASD approval required prior to final plat review.
- ☒ See attached Miami Dade Water and Sewer Department (MDWASD) memorandum for water and sewer concerns and requirements. Contact Maria Capote at (786) 268-5329 for details.
- ☒ Final Mylar(s) plus five (5) prints.
- ☒ Opinion of Title (Valid for 30 days, unincorporated; 45 days municipality). An update is usually required before the County Commissioners meeting and/or recordation.
- ☒ Paid Tax receipts (and escrow, if applicable).
- ☒ Processing fee for Final Plat.
- ☒ Recording fee for Final Plat.
- ☒ Water Control Division approval after final plat submittal. (DRER)
- ☒ Approval regarding method of water supply.
- ☒ Approval regarding method of sewage disposal.
- ☒ Certified copy of municipal ordinance and/or resolution accepting final plat and letter(s) stating paving and drainage plans have been approved and Improvement Bond held by Municipality (if applicable).
- ☒ Letter from F.P.&L. Company (TP-7 letter) regarding underground electric service (ORD. 68-69).
- ☒ State Plane Coordinate Data Sheet.
- ☒ AFTER SUBMITTAL OF FINAL PLAT, CHECK THE PUNCH LIST AT THE FOLLOWING WEBSITE FOR ADDITIONAL SCHEDULING AND/OR RECORDATION REQUIREMENTS. (<http://www.miamidade.gov/platstatus>)